

CAMPBELL LIBRARY FEASIBILITY STUDY

FINAL DRAFT

CAMPBELL, CALIFORNIA
SCCLD | STEINBERG HART
2019.07.23

PURPOSE STATEMENT

THE PURPOSE OF THIS REPORT IS TO PROVIDE CREDIBLE COST ESTIMATES TO CORRECT DEFICIENCIES OF THE CURRENT LIBRARY AND MAKE COST EFFECTIVE IMPROVEMENTS.

PROJECT DESCRIPTION

The scope of work for the Campbell Library project consists of full renovation to meet fire, seismic, safety codes and functionality requirements. It includes a new exterior envelope, gutting the interior with interior walls reconfigured to provide a more effective library, and site work, as well as new plumbing, electrical, sprinklers, and HVAC systems. New exit/entry ramps that meet ADA standards, as well as a new elevator that meets minimum Building Code requirements is also included.

BASIS FOR PRICING

The estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Escalation has been added to the estimate, using 7 % per annum, to reflect the anticipated increases in labor and materials up until the mid point of construction.

IDENTIFY AND ADDRESS KEY OPERATIONAL DEFICIENCIES

- LACK OF SINGLE, DEFINED POINT OF ENTRY
 - INSUFFICIENT ADA ACCESS
- LACK OF GENERAL CODE COMPLIANCE
- COMPROMISED SAFETY OF STAFF AND USERS
 - INSUFFICIENT DAYLIGHT TO LOWER LEVELS
- LACK OF COMMUNITY ROOM DEDICATED SPACE
- LACK OF CHILDREN'S PROGRAM AREA WITH ACCESS TO NATURAL LIGHT
 - NO LINE OF SIGHT FOR SUPERVISION
 - LIMITED AREAS FOR READING
 - POOR ACOUSTICS
- RESTROOM NUMBER AND CLEARANCES DO NOT MEET CODE
 - NO AREA FOR GROWTH
 - NO MEETING SPACES
- NEED DEDICATED DELIVERY ENTRANCE FOR DAILY SHIPMENTS OF PATRON BOOKS
 - NEED TO REPLACE EXISTING ELEVATOR
- NEED SPACE FOR ONE UNIFIED AUTOMATED MATERIALS HANDLING SYSTEM INTEGRATED WITH RETURN LOCATIONS AND DELIVERY



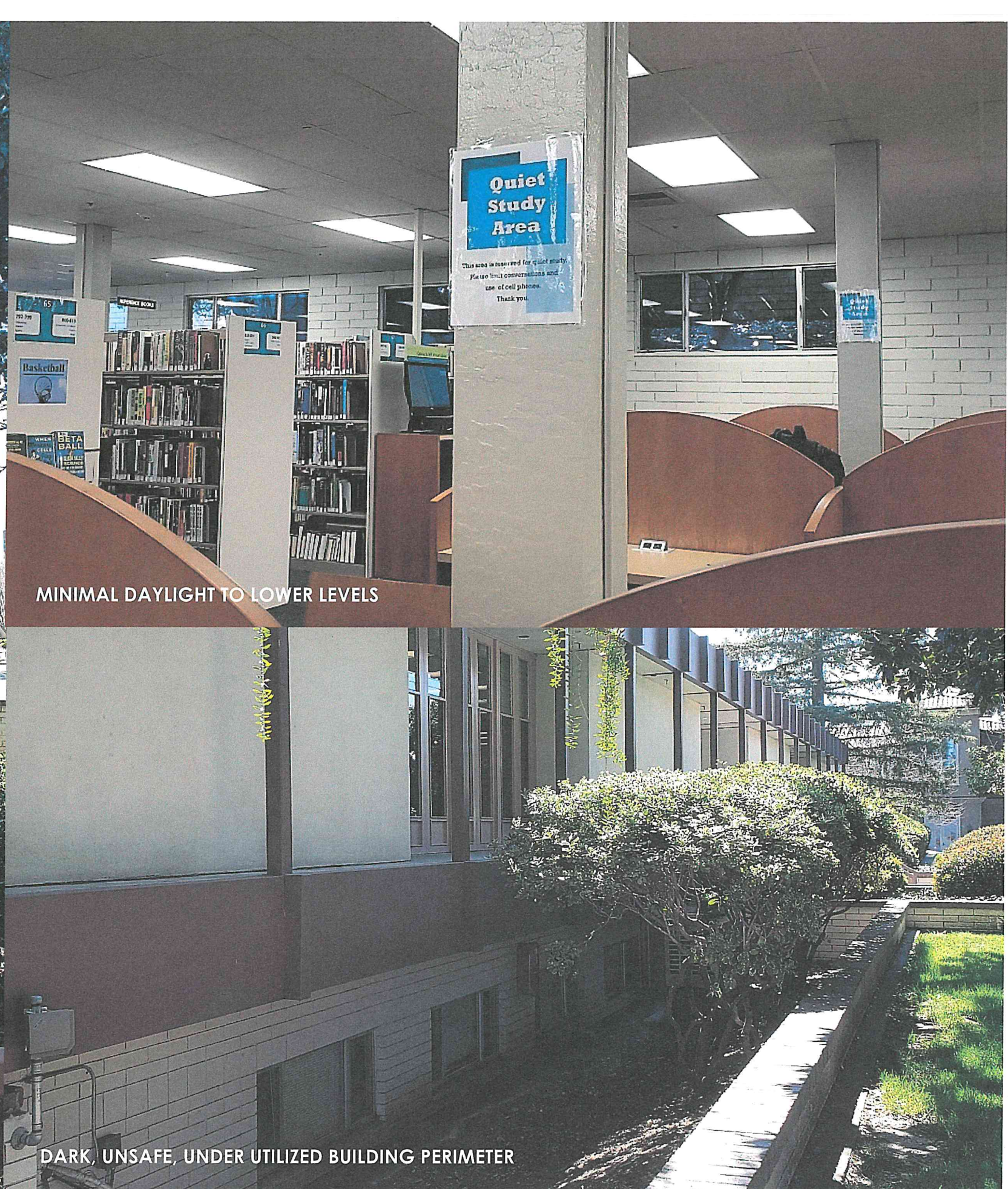
MULTIPLE, NON ADA COMPLIANT ENTRANCES / EXITS ON BOTH SIDES OF THE BUILDING



SPLIT ENTRY CREATES A NEED FOR MULTIPLE SECURITY CONTROL POINTS AND A NAVIGATION ISSUE FOR FIRST TIME USERS



UNUSED SPACE WITHIN EXISTING FOOTPRINT



MINIMAL DAYLIGHT TO LOWER LEVELS

DARK, UNSAFE, UNDER UTILIZED BUILDING PERIMETER

RENOVATION TO EXISTING BUILDING

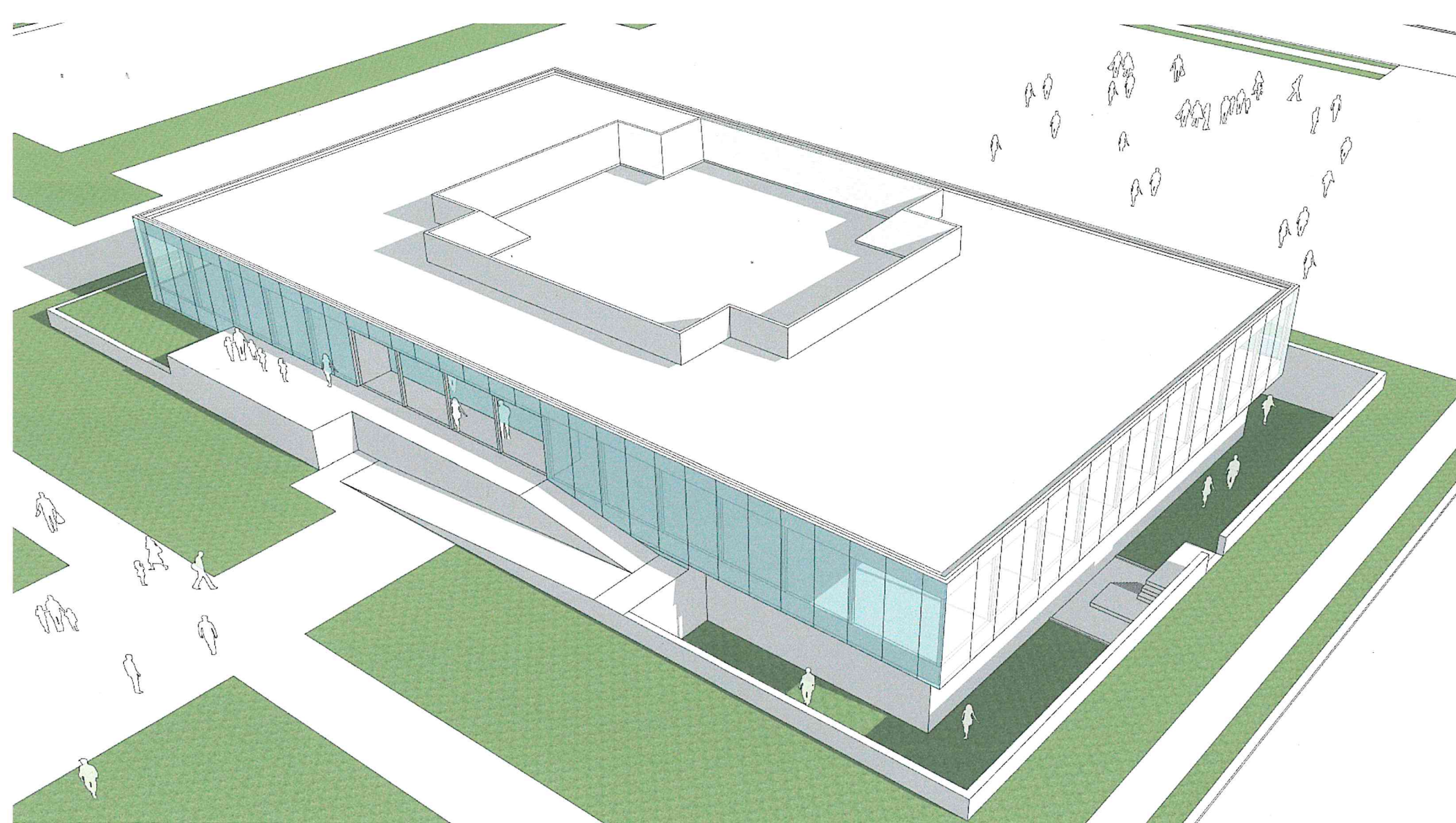
EXISTING FLOOR AREA, LEVEL 1: 12,900 SF
EXISTING FLOOR AREA, LEVEL B1: 12,145 SF

TOTAL EXISTING AREA: 25,045 SF

RENOVATED FLOOR AREA, LEVEL 1: 13,988 SF
RENOVATED FLOOR AREA, LEVEL B1: 12,432 SF

TOTAL RENOVATED AREA: 26,420 SF

BY POSITIONING THE NEW BUILDING ENVELOPE TO THE OUTERMOST EXTENT OF THE BUILDING
FOOTPRINT THE TOTAL AVAILABLE AREA INCREASES BY
ALMOST 1,400 SF TO ALLOW FOR LIBRARY SERVICES



COST ESTIMATE: \$23,509,583

FACILITY IMPROVEMENTS TO ENHANCE SERVICES

BUILDING ENVELOPE

- REPLACE EXISTING ENVELOPE AND REPLACE WITH UNITIZED CURTAINWALL

INTERIOR

- NEWLY DESIGNED AMHS FOR EFFICIENT MATERIALS HANDLING
- NEW COMMUNICATING STAIR FROM LEVEL 1 TO B1
- COMMUNITY / CHILDRENS PROGRAM ROOM ON MAIN FLOOR
- REPLACE CEILING OR EXPOSED CEILING (EXPOSED CEILING IS A SAVINGS OF \$404,780)

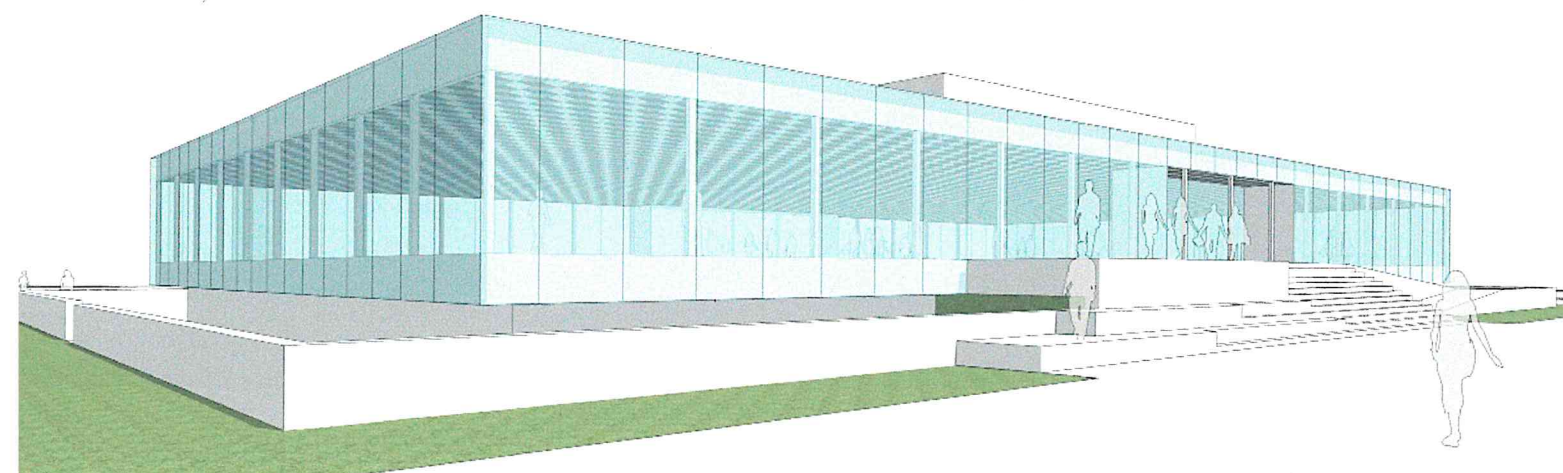
SITE WORK

- EXCAVATE SOUTH MOAT TO CREATE LIGHT WELL TO B1
- FILL NORTH MOAT WITH LANDSCAPE + SERVICE RAMP
- REPLACE WEST STAIR WITH EXTERIOR PORCH AND ADA EXIT RAMP
- REPLACE EAST ENTRY RAMPS WITH NEW ENTRY STAIR + ADA RAMP + PORCH

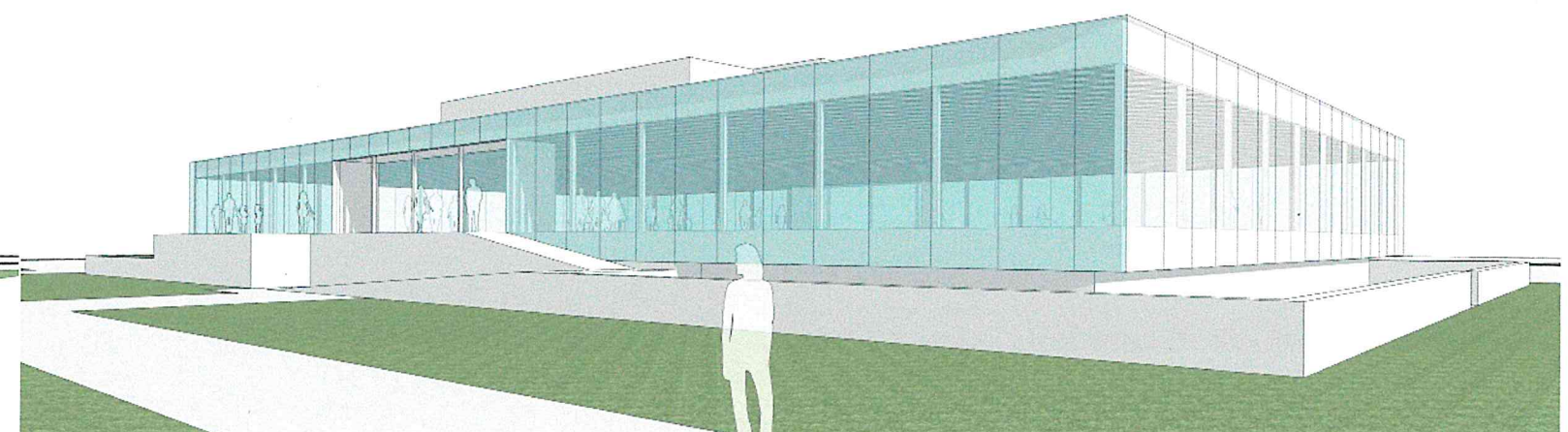
BUILDING AREA TOTAL: 26,420 SF

(ALL SF FALLS WITHIN EXISTING FOOTPRINT)

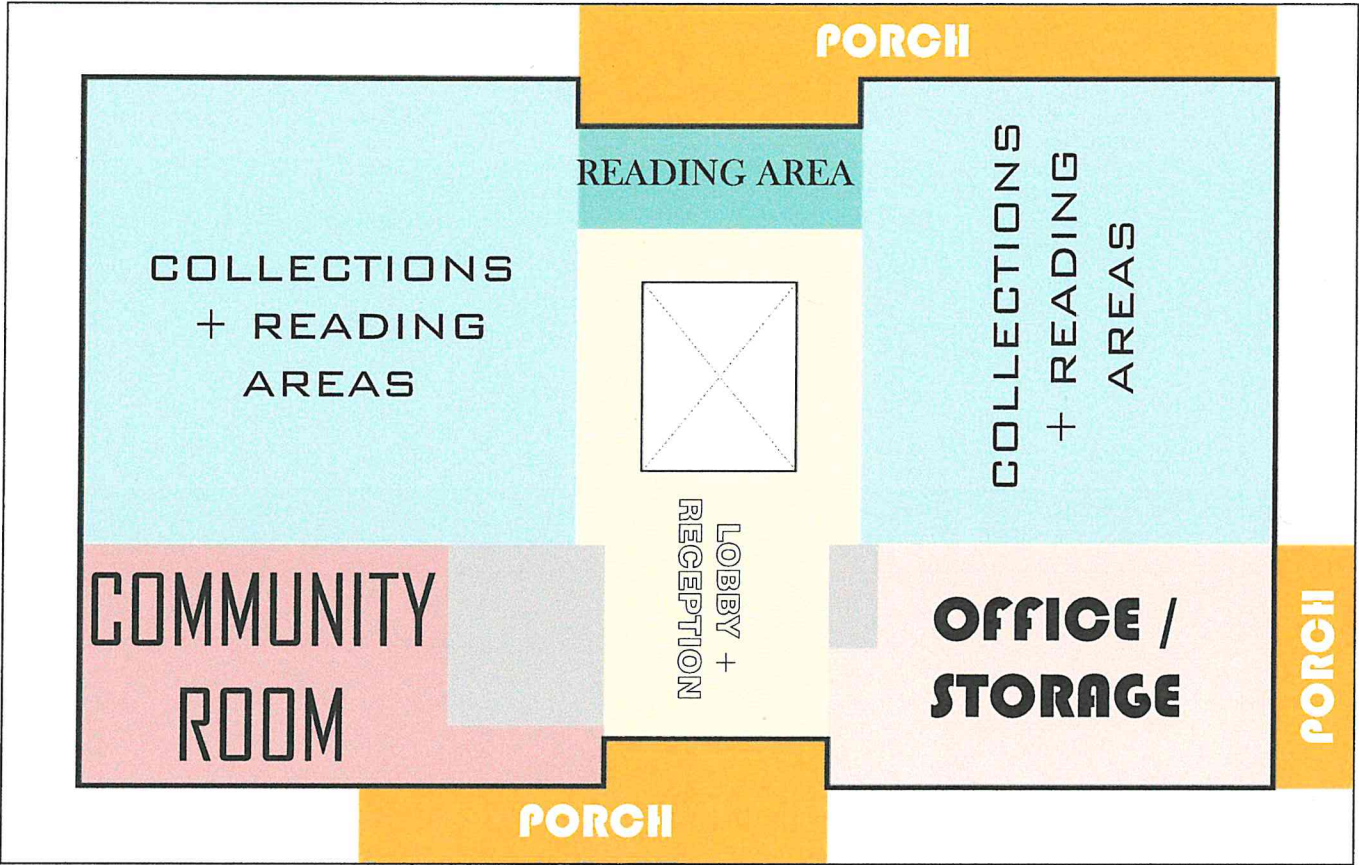
- LEVEL 1: 13,988 SF
- LEVEL B1: 12,432 SF



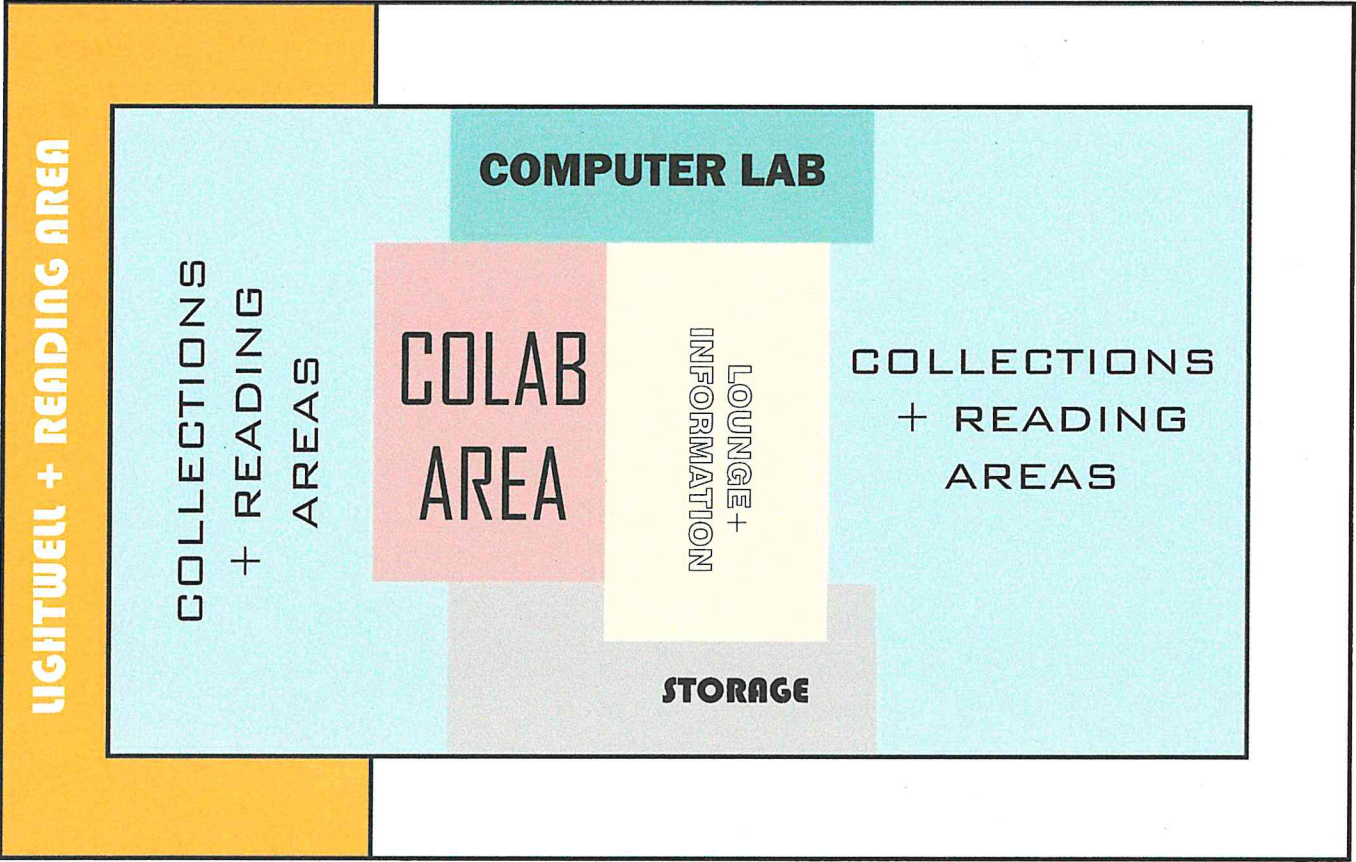
SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



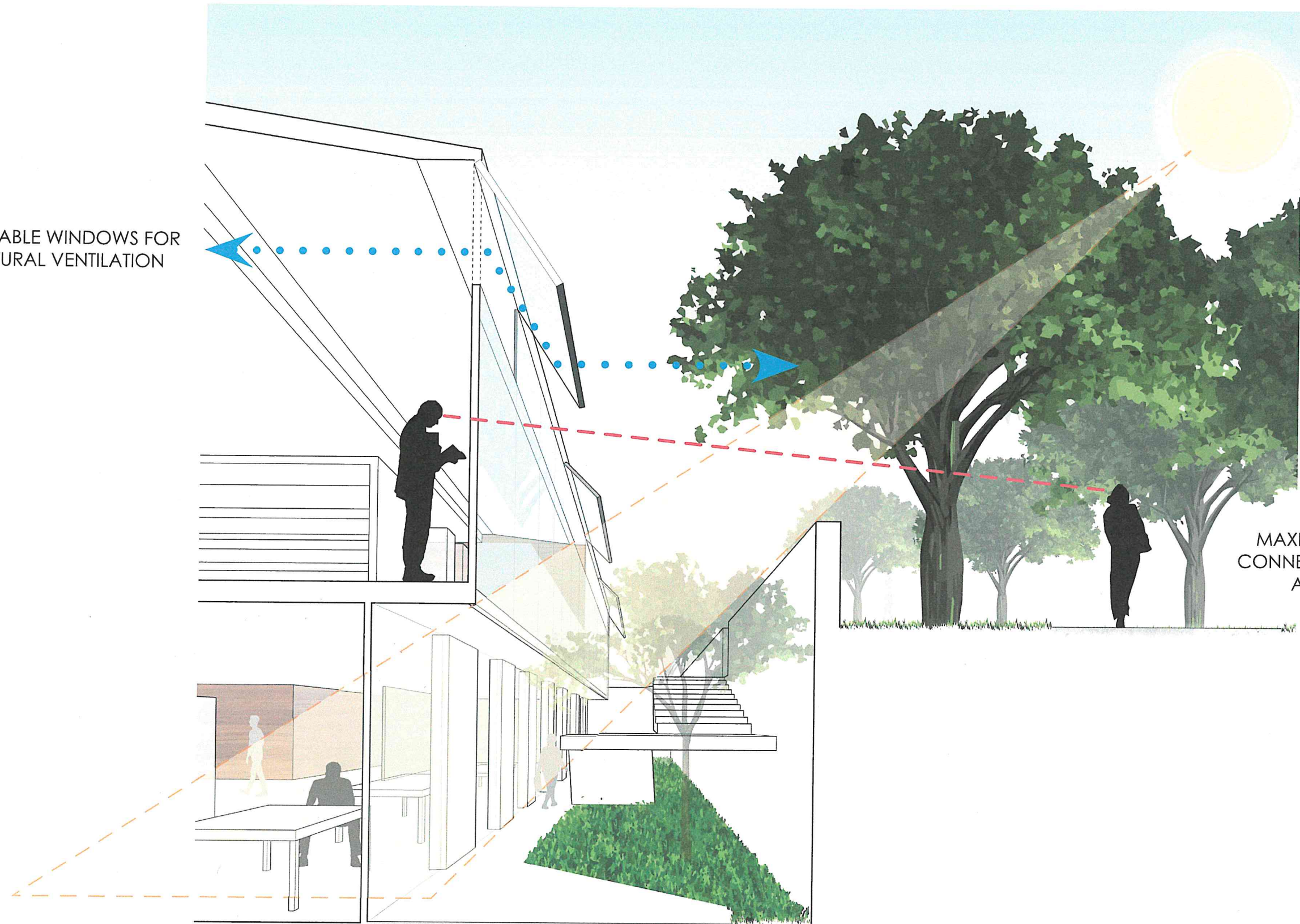
LEVEL 1



LEVEL B1



OPERABLE WINDOWS FOR
NATURAL VENTILATION



MAXIMIZE GLAZING FOR
CONNECTION WITH THE CITY
AND THE PUBLIC

CREATE OUTDOOR READING AREA FOR LEVEL B1
TO CREATE CONNECTION TO THE OUTDOORS AND
NATURAL LIGHT

DESIGN CONCEPTS FOR COST CONSIDERATION

Concept Section | Multi-Level Activation

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..... BUILDING ENTRY

CREATE A WELCOMING FRONT ENTRANCE

Concept Perspective | East Approach

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CHILDRENS PROGRAM / COMMUNITY ROOM (INTERIOR)

COMMUNITY PORCH

BE A BEACON FOR THE CITY OF CAMPBELL

Concept Perspective | Southeast Approach



..... CHILDRENS READING PORCH / EVENT DECK

..... TEEN ZONE READING AREA (INTERIOR)

ENGAGE THE CITY GREEN

Concept Perspective | Northwest Approach

IN CONCLUSION

BASED ON THIS CAMPBELL LIBRARY FEASIBILITY STUDY, WE CONCLUDE THE FOLLOWING CAN BE ACHIEVED:

- Ability to fully renovate library to address noted deficiencies
- Renovation is a more cost effective solution versus a new building
- Able to utilize existing footprint and provide adequate square footage for library services
(Note: additional square footage would provide more opportunity for enhanced services and functionality)
- Redesigned ADA compliant entrance provides City of Campbell more usable space in front of library
- City Hall side redesigned Library exit and porch provides Campbell with additional seating and viewing areas for events on the green

APPENDIX

CONCEPTUAL COST ESTIMATE

Santa Clara County Library Department
Campbell Library
Campbell, CA

Conceptual Cost Estimate

April 30, 2019

updated 7/23/2019

Prepared For:

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BASIS OF ESTIMATE

PROJECT DESCRIPTION

The scope of work for the Campbell Library project consists of full renovation to meet fire, earthquake, safety codes and new functionality requirements. It includes gutting the interior with interior walls reconfigured to provide more efficient library and new finishes, equipment, furnishings etc. The renovation work includes new plumbing, electrical, sprinklers and HVAC systems.

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from conceptual documentation received from Brick Inc. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design/Pricing Contingency	15%
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BASIS OF ESTIMATE

PROJECT DESCRIPTION

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency 0% *Carried elsewhere in owners budget*

The Construction Contingency is carried to cover the unforeseen during construction execution and risks that do not currently have mitigation plans. As risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

An owners project contingency has not been included in this construction cost estimate, it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.

ESCALATION

The cost estimate is based on today's costs. Our TBD Cost index monitors the in-place construction cost escalation for new projects. Construction cost escalation is based on average cost increases for materials and labor in coming years. Escalation has been added to the estimate, using 7% per annum, to reflect the anticipated increases in labor and materials up until the mid point of construction, assumed to October, 2021.

EXCLUSIONS

- Land acquisition, feasibility studies, financing costs and all other owner costs
- All professional fees and insurance
- Site surveys, existing condition reports and soils investigation costs
- Items identified in the design as Not In Contract [NIC]
- Utility company back charges, including work required off-site and utilities rates
- Work to City streets and sidewalks, [except as noted in this estimate]
- Items defined as Vendor / Owner supplied and Vendor / Owner installed
- Permits
- Owners contingency
- Construction or occupancy phasing or off hours' work.
- All loose furniture
- All Owner Furnished equipment costs
- Tel/data, security and AV networks, equipment or software (unless identified otherwise)
- Rock excavation; special foundations (unless indicated by design engineers)

ITEMS THAT MAY AFFECT THIS ESTIMATE

Such items include, but are not limited to the following:

- Modifications to the scope of work subsequent to the preparation of this estimate
- Unforeseen subsurface conditions
- Special requirements for site access, off-hour work or phasing activities
- Restrictive technical specifications, excessive contract or non-competitive bid conditions
- Sole source specifications for materials or products
- Bid approvals delayed beyond the anticipated project schedule



Santa Clara County Library Department
Campbell Library
Campbell, CA

Conceptual Cost Estimate
Date: 30-Apr-19
Estimator: DB

GENERAL SUMMARY

	SF	TOTAL	\$ / SF	COMMENTS
OPTIONS				
Existing Library Renovation Cost	26,420	\$23,509,583	\$890	midpoint is Oct-21 [30 months]
New Building Cost (excluding Site Work)	26,420	\$29,062,000	\$1,100	in today's dollars
Alternates				
Exposed Ceiling in lieu of Acoustic Tiles		(\$404,780)		

Santa Clara County Library Department
Campbell Library
Campbell, CA

Conceptual Cost Estimate

KEY CRITERIA

Date: 30-Apr-19

AREA TABULATION

Floor	ENCLOSED	COVERED	PERIMETER	HEIGHT (FF)	COMMENTS
Renovation to Existing Building					
Existing Floor Area, Level 1	13,988 SF		472	13'-4"	
Existing Floor Area, Level 2	12,432 SF		538	11'-6"	
Total Floor Area (GFA)	26,420				
TOTAL	GSF				

CONSTRUCTION SCHEDULE

Construction Start Date	May-21	Construction End Date	May-22
Mid-date of Construction	Oct-21	Construction Duration	12 months
Escalation Period	30 months		

Santa Clara County Library Department
Campbell Library
Campbell, CA

Conceptual Cost Estimate
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GSF : 26,420

UNIFORMAT II SUMMARY

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	0.5%	71,420	2.70	
20 BASEMENT CONSTRUCTION	0.1%	8,496	0.32	
A SUBSTRUCTURE	0.6%	79,916	3.02	
10 SUPERSTRUCTURE	4.6%	649,740	24.59	
20 EXTERIOR CLOSURE	20.6%	2,898,455	109.71	
30 ROOFING	2.6%	363,824	13.77	
B SHELL	27.8%	3,912,019	148.07	
10 INTERIOR CONSTRUCTION	8.8%	1,234,142	46.71	
20 STAIRS	1.4%	200,000	7.57	
30 INTERIOR FINISHES	9.9%	1,395,372	52.81	
C INTERIORS	20.1%	2,829,514	107.10	
10 CONVEYING	1.4%	200,000	7.57	
20 PLUMBING	2.4%	335,135	12.68	
30 HVAC	13.0%	1,832,980	69.38	
40 FIRI Updated 5/3/2019	1.4%	198,150	7.50	
50 ELECTRICAL	13.3%	1,864,170	70.56	
D SERVICES	31.5%	4,430,435	167.69	
10 EQUIPMENT	2.1%	301,940	11.43	
20 FURNISHINGS	3.8%	536,070	20.29	
E EQUIPMENT + FURNISHINGS	6.0%	838,010	31.72	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	4.0%	563,789	21.34	
F SPECIAL CONSTRUCTION + DEMOLITION	4.0%	563,789	21.34	
10 SITE PREPARATION	1.1%	158,918	6.02	
20 SITE IMPROVEMENTS	8.2%	1,155,573	43.74	
30 SITE MECHANICAL UTILITIES	0.5%	75,000	2.84	
40 SITE ELECTRICAL UTILITIES	0.1%	15,000	0.57	
50 OTHER SITE CONSTRUCTION				
G BUILDING SITEWORK	10.0%	1,404,491	53.16	
DIRECT COSTS		14,058,174	532.10	
SITE REQUIREMENTS	4.0%	562,327	21.28	\$137,153 per month
JOBSITE MANAGEMENT	8.0%	1,124,654	42.57	\$274,306 per month
ESTIMATE SUB-TOTAL		15,745,155	595.96	
INSURANCE + BONDING	2.50%	393,629	14.90	
FEE	8.0%	1,259,612	47.68	
ESTIMATE SUB-TOTAL		17,398,396	658.53	
DESIGN/PRICING CONTINGENCY	15.0%	2,609,759	98.78	
ESTIMATE SUB-TOTAL		20,008,156	757.31	
ESCALATION	17.5%	3,501,427	132.53	midpoint is Oct-21 [30 months]
ESTIMATE TOTAL (at Bid Stage)		23,509,583	889.84	total add-ons 67.23%
ESTIMATE TOTAL		23,509,583	889.84	

Santa Clara County Library Department
Campbell Library
Campbell, CA

Conceptual Cost Estimate
Date: 30-Apr-19
Estimator: DB/DJ
GSF : 26,420

ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		FOUNDATIONS					
3							
4		Standard Foundations					
5	3	None anticipated		N/A			
6							
7		Special Foundations					
8	3	None anticipated		N/A			
9							
10		Slab on Grade					
11	3	Repair affected by stair demo	1	LS	5,000.00	5,000	
12							
13		Other Foundations					
14	3	Elevator pit, upgrade	1	EA	40,000.00	40,000	
15	3	Misc. footings, curbs, steps, etc	26,420	SF	1.00	26,420	
16							
17							
18		FOUNDATIONS				71,420	\$2.7 / SF
19							
20		BASEMENT CONSTRUCTION					
21							subtotal \$8,496
22		Lower Level Walls					
23	7	Waterproofing to existing walls	472	SF	18.00	8,496	allowance
24							
25							
26		BASEMENT CONSTRUCTION				8,496	\$0.32 / SF
27							
28		SUPERSTRUCTURE					
29							
30		Floor Construction					subtotal \$148,750
31	6	Build new stair opening	500	SF	75.00	37,500	allowance
32	5	Structural modification to elevator shaft	1	LS	100,000.00	100,000	modify elevator openings in floors
33	3	Infill existing stair well	150	SF	75.00	11,250	
34							
35		Miscellaneous					subtotal \$10,000
36	7	Spray fireproofing to u/side of decks		N/A			assume not required
37	3	Curbs at plumbing walls etc	1	LS	10,000.00	10,000	allowance
38							
39		Roof Construction					subtotal \$124,320
40	6	Plywood roof sheathing	12,432	SF	10.00	124,320	assume no new framing work
41							
42		Canopy					subtotal \$
43	5	Entrance Canopy		N/A			assume not required
44							
45		ADA Access					subtotal \$15,000
46	3	Adjust, modify existing entry/exit thresholds	3	EA	5,000.00	15,000	allowance
47							
48		Seismic Upgrades					subtotal \$351,670
49	5	New Seismic Tie - Steel rod or Straps at Columns/ Beams	122	LOC	2,500.00	305,000	quantity total per report
50	5	New steel strap at roof level perimeter	300	LF	50.00	15,000	
51	6	Additional wood blocking at roof level perimeter	175	LF	30.00	5,250	
52	5	Misc. seismic upgrades	26,420	GSF	1.00	26,420	allowance
53							
54							
55		SUPERSTRUCTURE				649,740	\$24.59 / SF
56							
57		EXTERIOR CLOSURE					
58							
59		Exterior Envelope					subtotal \$116,577
60	9	Exterior new paint finish	12,425	SF	2.00	24,850	assume no exterior repairs required
61	9	New paint to existing exterior soffits	1,491	SF	2.00	2,982	
62	7	Exterior - seal all joints, flashings, and gaps as required		N/A			included option B
63	6	New opening for double door	3	EA	7,000.00	21,000	
64	9	Paint existing mechanical screen at roof	2,128	SF	2.50	5,320	assume 8' height
65	9	Repair, patch exterior envelope affected by ramp demolition	1	LS	50,000.00	50,000	allowance
66	9	Misc patching, painting as needed	12,425	SF	1.00	12,425	
67							
68		Exterior Walls					subtotal \$436,068
69	9	New exterior wall, entry area/stairs	2,174	SF	95.00	206,530	metal panel/stucco finish
70	9	Patch, paint to existing exterior soffits	1,500	SF	10.00	15,000	
71	7	Exterior - seal all joints, flashings, and gaps as required	12,425	SF	1.50	18,638	
72	6	New opening for single door	2	EA	5,000.00	10,000	
73	9	Misc patching, painting as needed	12,425	SF	1.00	12,425	
74	9	Exterior column cladding- aluminum/metal	45	EA	3,360.00	151,200	allowance
75	6	Prepare, frame wall for new storefront glazing, B1	743	SF	30.00	22,275	

Santa Clara County Library Department
Campbell Library
Campbell, CA

Conceptual Cost Estimate
Date: 30-Apr-19
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GSF : 26,420

ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
76							
77		Exterior Windows					subtotal \$2,105,811
78	8	Curtainwall glazing, 14'-10" high	48	EA	24,469.50	1,174,536	each panel 10'x14'-10" approx
79	8	Fritted glass sunshades	6,080	SF	133.00	808,680	first floor level only
80	8	Storefront glazing, B1	743	SF	165.00	122,595	
81	8	Fritted glass sunshades		N/A			assume not required at entry storefront
82							
83		Exterior Doors					subtotal \$130,000
84	8	Single exterior door, frame, hardware	5	EA	7,000.00	35,000	
85	8	Storefront Entrance doors, Double	5	PR	15,000.00	75,000	
86	8	Special hardware	1	LS	20,000.00	20,000	
87							
88		Miscellaneous					subtotal \$110,000
89	5	Allow for sun shades	1	LS	100,000.00	100,000	
90	7	Misc. caulking and sealing	1	LS	10,000.00	10,000	allowance
91							
92							
93		EXTERIOR CLOSURE				2,898,455	\$109.71 / SF
94							
95		ROOFING					
96							
97		Roof Coverings					subtotal \$348,824
98	7	Sarnafil PVC roofing, insulation	12,432	SF	22.00	273,504	allowance
99	7	Galvanized metal flashing behind parapet	538	LF	40.00	21,520	
100	7	Parapet cap	538	LF	100.00	53,800	allowance
101							
102		Roof Openings					subtotal \$15,000
103	7	Roof penetrations, allowance	1	LS	15,000.00	15,000	duct, pipe penetrations etc
104							
105							
106		ROOFING				363,824	\$13.77 / SF
107							
108		INTERIOR CONSTRUCTION					
109							
110		Partitions					subtotal \$270,516
111	9	Standard metal stud partitions	6,656	SF	25.00	166,400	
112	9	Furring to existing masonry wall, lower level	472	SF	12.00	5,664	
113	9	Restroom stud partitions	3,276	SF	27.00	88,452	
114	9	Repair existing affected by seismic work	1	LS	10,000.00	10,000	allowance
115							
116		Interior Doors					subtotal \$171,000
117	8	Interior single door, frame, hardware	4	EA	2,800.00	11,200	restroom doors only
118	8	Interior wood door, single	11	EA	2,800.00	30,800	
119	8	Interior glass door, single	9	EA	4,500.00	40,500	
120	8	Interior wood door, double	5	EA	4,500.00	22,500	
121	8	Interior glass door, double	2	EA	8,000.00	16,000	
122	8	Special hardware	1	LS	50,000.00	50,000	
123							
124		Interior Glazing					subtotal \$364,140
125	8	Glazed screens at offices / conference rooms	2,830	SF	110.00	311,300	
126							
127		Floor Construction					
128	6	Prep existing floor to receive new finish	26,420	SF	2.00	52,840	allowance
129							
130		Toilet Accessories					subtotal \$29,400
131	10	Toilet partitions, accessories, mirror	840	SF	35.00	29,400	restroom area basis
132							
133		Casework					subtotal \$165,720
134	12	Vanity counter	24	LF	300.00	7,200	assume 6' LF each restroom
135	12	Base cabinet/casework	26,420	GFA	2.00	52,840	kitchen, pantry, copy, storage etc
136	12	Architectural woodwork, allow	26,420	GFA	4.00	105,680	allowance
137							
138		Specialties					subtotal \$34,346
139	10	Fire extinguishers, cabinet	26,420	GFA	0.30	7,926	
140	10	General Signage	26,420	GFA	1.00	26,420	
141							
142		Miscellaneous					subtotal \$199,020
143	8	Guardrail around stairs, level 2	90	LF	450.00	40,500	
144	10	Miscellaneous specialties	26,420	GFA	2.00	52,840	misc, white boards etc.
145	5	Miscellaneous metals & unistrut	26,420	GFA	3.00	79,260	supports, platforms etc
146	6	Miscellaneous rough carpentry	26,420	GFA	1.00	26,420	Wood framing, blocking, battens
147							
148							
149		INTERIOR CONSTRUCTION				1,234,142	\$46.71 / SF

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GSF : 26,420

ESTIMATE DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
150							
151		STAIRS					
152							
153		Stair Construction					subtotal \$200,000
154	3	Allow for stairs and railings	1	FLT	100,000.00	100,000	new stairs
155	3	Allowance for new exterior stairs	2	EA	50,000.00	100,000	allowance
156							
157		Stair Finishes					subtotal \$
158	9	Included above		note			
159							
160							
161		STAIRS				200,000	\$7.57 / SF
162							
163		INTERIOR FINISHES					
164							
165		Wall Finishes					subtotal \$293,672
166	9	Paint wall	17,312	SF	1.50	25,968	
167	9	Restroom wall tile finishes	2,268	SF	26.00	58,968	restrooms
168	9	Special wall finish allowance	17,312	SF	3.00	51,936	allowance
169							
170		Column Finishes					subtotal \$540,500
171	9	Interior column cladding	56	EA	2,800.00	156,800	allowance
172	9						
173		Floor Finishes					subtotal \$407,220
174	9	Floor finishes	25,580	SF	15.00	383,700	restrooms floor included in option A
175	9	Restroom floor tiles	840	SF	28.00	23,520	
176							
177		Ceiling Finishes					subtotal \$694,480
178	9	Drywall ceiling; paint	840	SF	25.00	21,000	restrooms
179	9	Suspended accoustic ceiling tiles	25,580	SF	16.00	409,280	
180	9	Allow for soffits/ bulkheads	26,420	SF	2.00	52,840	
181	9	Special features to ceiling	26,420	SF	8.00	211,360	allowance
182							
183							
184		INTERIOR FINISHES				1,395,372	\$52.81 / SF
185							
186		CONVEYING					
187							
188		Elevators + Lifts					subtotal \$200,000
189	14	Passenger elevator 2 stops	1	EA	165,000.00	165,000	no elevator access to roof
190	14	Allow for cab fit out for elevator	1	EA	35,000.00	35,000	
191							
192							
193		CONVEYING				200,000	\$7.57 / SF
194							
195		PLUMBING					
196							
197	2	Trade Demolition	26,420	SF	0.75	19,815	
198							
199	22	Fixtures					
200	22	Restroom fixtures	36	EA	2,200.00	79,200	
201	22	Floor Drains	5	EA	1,500.00	7,500	
202	22	Kitchen sink	1	EA	2,500.00	2,500	
203							
204	22	Connections to fixtures / equipment	42	EA	500.00	21,000	
205							
206	22	Service, sanitary waste & vent piping distribution	42	FX	3,500.00	147,000	
207							
208	22	Natural gas		N/A			
209							
210		Plumbing related items					subtotal \$58,120
211	22	Test & Sterilization	32	HRS	160.00	5,120	
212	22	GC, Start up, Documentation	1	LS	38,000.00	38,000	
213	22	Slab modifications	1	LS	15,000.00	15,000	allowance
214							
215							
216		PLUMBING				335,135	\$12.68 / SF
217							
218		HVAC					
219							
220	2	Trade Demolition	26,420	SF	1.00	26,420	
221							
222	23	Wet Side	26,420	SF	12.00	317,040	
223							
224	23	Dry Side	26,420	SF	18.00	475,560	
225							

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REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
226	23	Duct Distribution	26,420	SF	25.00	660,500	
227							
228	23	Control / Instrumentation	26,420	SF	8.00	211,360	
229							
230	23	Exhaust fans, restrooms	4	EA	2,500.00	10,000	
231							
232	23	HVAC Related items	26,420	SF	5.00	132,100	
233							
234							
235		HVAC				1,832,980	\$69.38 / SF
236							
237		FIRE PROTECTION					
238							
239	21	New sprinkler system	26,420	SF	7.50	198,150	
240							
241							
242		FIRE PROTECTION				198,150	\$7.5 / SF
243							
244		ELECTRICAL					
245							
246	2	Trade Demolition	19,030	SF	1.00	19,030	
247							
248		Service and Distribution					subtotal \$158,520
249	26	New panels and main distribution upgrades	26,420	SF	6.00	158,520	allowance
250							
251		Power and Light System					subtotal \$1,162,480
252	26	Power devices & conduit	26,420	GSF	6.00	158,520	
253	26	Equipment wiring and conduit	26,420	GSF	2.00	52,840	
254	26	Lighting Device and conduit	26,420	GSF	30.00	792,600	
255	26	Lighting controls	26,420	SF	6.00	158,520	
256							
257		Communication					subtotal \$290,620
258	27	Telecome/ data infrastructure	26,420	GSF	8.00	211,360	allowance
259							
260		Security systems					
261	28	Security, CCTV system	26,420	SF	3.00	79,260	
262							
263		Audio/Visual					subtotal \$158,520
264	27	Boxes, conduits only	26,420	SF	1.00	26,420	
265							
266		Special Electrical Systems					subtotal \$132,100
267	28	Fire alarm system	26,420	GSF	5.00	132,100	
268							
269		Miscellaneous					subtotal \$1,939,170
270	22	GC, Start up, Documentation	1	LS	75,000.00	75,000	
271							
272							
273		ELECTRICAL				1,864,170	\$70.56 / SF
274							
275		EQUIPMENT					
276							
277		Equipment					subtotal \$301,940
278	11	Audio/Visual	26,420	SF	4.00	105,680	monitors, projection screens etc
279	11	Kitchen equipment	1	LS	5,000.00	5,000	allowance
280	11	Detector gates (book security gates)	3	EA	4,000.00	12,000	
281	11	Automated materials handling system, assume 3 bin	1	EA	100,000.00	100,000	allowance
282	11	Misc. Library Equipment allowance	26,420	SF	3.00	79,260	Library carrels etc
283							
284							
285		EQUIPMENT				301,940	\$11.43 / SF
286							
287		FURNISHINGS					
288							
289		Fixed Furnishings					subtotal \$352,440
290	12	Automated black out shades	780	SF	48.00	37,440	Community room only
291							
292		Library Stacks					subtotal \$498,630
293	12	Library Stacks - double	504	LF	625.00	315,000	allowance
294	12	Library Stacks - children's collection	288	LF	500.00	144,000	allowance
295	12	Bookcase, Shelving	26,420	SF	1.50	39,630	allowance
296							
297		Movable Furnishings					subtotal \$536,070
298	12	Furniture - Tables, chair etc		Excl			by owner, FF & E
299							
300							
301		FURNISHINGS				536,070	\$20.29 / SF

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302							
303		SPECIAL CONSTRUCTION					
304							
305		N/A					
306							
307		SPECIAL CONSTRUCTION					\$0 / SF
308							
309		SELECTIVE BUILDING DEMOLITION					
310							
311		Building Elements Demolition					subtotal \$444,899
312	2	Demolish existing interior of building, fully gut	26,420	SF	11.00	290,620	
313	2	Demo exterior wall, cement plaster finish	6,608	SF	12.00	79,296	includes windows
314	2	Demo exterior masonry wall, glazing, B1	743	SF	25.00	18,563	
315	2	Demo existing elevator	1	EA	30,000.00	30,000	
316	2	Miscellaneous demolition	26,420	SF	1.00	26,420	allowance
317							
318		Hazardous Components Abatement					subtotal \$118,890
319	2	Hazmat removal	26,420	SF	4.50	118,890	allowance
320							
321							
322		SELECTIVE BUILDING DEMOLITION				563,789	\$21.34 / SF
323							
324		SITE PREPARATION					
325							
326		Site Demolition					subtotal \$96,790
327	31	Demo existing ramps, incl foundation	2,000	SF	25.00	50,000	allowance
328	2	Demo existing stem wall	522	LF	45.00	23,490	
329	2	Demo existing planter wall	112	LF	50.00	5,600	
330	2	Prepare existing exterior for new ramp	1	note			included in exterior
331	2	Misc demo around ramp entry	1	LS	10,000.00	10,000	
332	31	Demo stairs, west side	260	LF	20.00	5,200	
333	2	Demo existing planter wall and foundation	50	LF	50.00	2,500	
334							
335		Site Preparation					subtotal \$62,128
336	2	Excavate, prepare existing for new stairs, ramp, porch	2,824	SF	10.00	28,240	
337	2	Fill and grade existing for new stairs, ramp, porch etc	2,824	SF	12.00	33,888	
338							
339							
340		SITE PREPARATION				158,918	\$6.02 / SF
341							
342		SITE IMPROVEMENTS					
343							
344		New ADA Ramp					subtotal \$405,405
345	3	Concrete slab for new ramps	1,200	SF	22.00	26,400	
346	3	Retaining wall, avg height 6'	240	LF	550.00	132,000	includes foundation
347	3	Retaining wall, avg height 2'	165	LF	300.00	49,500	
348	5	Ramp railing	439	LF	450.00	197,505	
349							
350		Concrete Slab, Stairs					subtotal \$164,740
351	3	Stair, porch concrete slab	1,624	SF	20.00	32,480	
352	3	Premium for stairs	451	LF	150.00	67,650	
353	5	Stair railing	38	LF	450.00	17,010	
354	3	Connect to existing building	238	LF	200.00	47,600	dowels etc.
355							
356		Miscellaneous Improvements					subtotal \$177,500
357	3	Repair building exterior affected by ramp demo	75	LF	300.00	22,500	
358	3	Repair building exterior affected by stair demo	50	LF	500.00	25,000	
359	3	Existing retaining wall, landscape repair	1	LS	10,000.00	10,000	
360	32	Site improvement affected by ramp, stair removal	1	LS	50,000.00	50,000	
361	32	New planter, landscape etc.	1	LS	30,000.00	30,000	incl planter walls
362	31	Paving, curb at existing ramp	2,000	SF	20.00	40,000	allowance
363							
364		Existing Moat Fill					subtotal \$192,144
365	3	Clear, excavate, fill in Moat	1,072	CY	75.00	80,403	assume 7' deep
366	3	New Curb at moat	132	LF	75.00	9,900	
367	3	Landscape, curb etc	4,135	SF	15.00	62,025	allowance
368	7	Waterproofing at exterior wall where moat filled in	2,212	SF	18.00	39,816	
369							
370		Excavation, New Slab					subtotal \$215,784
371	3	Clear, excavate, fill in Moat	586	CY	75.00	43,944	assume 7' deep
372	3	New retaining wall	206	LF	400.00	82,400	
373	3	New slab, landscape	2,260	SF	20.00	45,200	
374	5	Exterior wall new finish	1,106	SF	40.00	44,240	allowance
375							
376							
377		SITE IMPROVEMENTS				1,155,573	\$43.74 / SF

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378							
379		SITE MECHANICAL UTILITIES					
380							
381		Mechanical Utilities					subtotal \$75,000
382	33	Relocate HVAC equipment, after Moat filling	1	LS	75,000.00	75,000	allowance
383							
384							
385		SITE MECHANICAL UTILITIES				75,000	\$2.84 / SF
386							
387		SITE ELECTRICAL UTILITIES					
388							
389		Electrical Utilities					subtotal \$15,000
390	33	HVAC equipment connections	1	LS	15,000.00	15,000	allowance
391							
392							
393		SITE ELECTRICAL UTILITIES				15,000	\$0.57 / SF

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ALTERNATES

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2	1	INTERIOR FINISHES					
3							
4		Existing Ceiling					subtotal -\$242,050
5	9	Suspended accoustic ceiling tiles	(24,205)	SF	14.00	(338,870)	Base Estimate
6	9	Exposed Ceiling - Clean, paint existing	24,205	SF	4.00	96,820	
7							
8							
9		INTERIOR FINISHES				(242,050)	
10							
11							
12		Mark-ups	67.23%			(162,730)	
13							
14							
15							
16		TOTAL				(404,780)	
17							